

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL1159.25**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Arms House; Gregg House**
6. Current building name: **Lagunas House**
7. Building address: **437 Collyer Street**
8. Owner name: **Mary B. and Catarino Lagunas**  
Owner address: **437 Collyer Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup> Township 2N Range 69W**

**NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of section 3**

10. UTM reference

Zone **13**

Easting: **491678**

Northing: **4446073**

11. USGS quad name: **Longmont, Colorado**

Year: **1968 (Photorevised 1979) 7.5'**

12. Lot(s): **N 60', 9** Block: **49**

Addition: **Longmont Original Town** Year of Addition **1872**

13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_ Determined Eligible - National Register

\_\_\_\_ Determined Not Eligible - National Register

\_\_\_\_ Determined Eligible - State Register

\_\_\_\_ Determined Not Eligible - State Register

\_\_\_\_ Needs Data

\_\_\_\_ Contributes to eligible National Register District

\_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):

**Rectangular Plan**

15. Dimensions in feet: **1133 square feet**

16. Number of stories: **1½**

17. Primary external wall material

**Brick**

**Wood / Shingle**

18. Roof configuration (enter one):

**Hipped Roof / Gable-on-Hip Roof**

19. Primary external roof material (enter one):

**Asphalt Roof / Composition Roof**

20. Special features (enter all that apply):

**Porch**

**Chimney**

**Segmental Arch**

22. Architectural style /  
building type:

**Late 19th and Early Twentieth  
Century Revivals / Classic Cottage**

## **21. General Architectural Description**

Built in 1887, the house at 437 Collyer Street is a 1½-story dwelling featuring a modified rectangular plan. The original building is supported by a low coursed sandstone foundation, and the walls are made of red brick laid in common bond. Diamond-shaped patterned shingles appear in the upper gable ends. The main roof form is hipped, however, there are intersecting gables on the north (side) elevation, and on the east (front) elevation. The roof is covered with grey asphalt shingles, and the rafters, with decorative sculptured ends, are exposed beneath the eaves. One red brick chimney is located on the roof ridge. A very large 1/1 double-hung sash window overlooks the front porch on the facade. A dominant architectural element, this window has a painted buff red wood frame, a painted white wood surround, and a projecting rounded brick arch. A small single-light fixed-pane window is located in the upper gable end on the facade. Windows elsewhere are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds, and with segmental brick arches. A stained natural brown wood-paneled door, with one upper sash light, and with an aluminum storm door, opens onto a wrap-around porch at the north end of the facade (east elevation). The porch features a tongue-and-groove wood floor, wood frame knee walls, squared post piers, and a low-pitched hipped porch roof. There are two gabled additions to the original home's west (rear) elevation. Dating to the circa 1960s, these additions feature: concrete foundations; painted white horizontal masonite type exterior siding, over wood frame construction; 1x1 horizontal sliding windows in metal frames; and gabled roofs. A painted buff red wood-paneled door, with a white metal storm door, opens onto a wood stoop on the west elevation.

### **Garage**

A garage is located southwest of the house: one-story rectangular plan; 10' N-S by 18' E-W; poured concrete slab foundation and floor; painted white board-and-batten exterior walls, over wood frame construction; moderately-pitched front gable roof, covered with red asphalt shingles, and with boxed eaves; one 4-light fixed-pane window, with a painted white wood frame and a painted red wood surround, located on the east elevation; a set of paired plywood garage doors, side hinged with metal strap hinges, located on the west elevation, open onto a gravel driveway which extends to the alley to the west; a shed-roofed carport is attached to the garage's north elevation.

### **Chicken House / Shed**

A chicken house / shed is located near the northwest corner of the property: one-story rectangular plan; 12' N-S by 24' E-W; painted white low concrete block perimeter walls foundation; painted white horizontal wood siding exterior walls, with painted red 1" by 4" corner boards; shed roof, with rolled grey asphalt roofing material, over 1x wood decking and 2x wood rafters; two sets of tripled 4-light hopper windows, with painted white wood frames and painted red wood surrounds, are located on the south elevation; a single painted white wooden door, side hinged with metal strap hinges, is located on the east elevation.

## **22. Architectural style / building type:**

Please see front page.

## **23. Landscape or setting special features:**

This house is located on the west side of Collyer Street, in the block between 4th Avenue and 5th Avenue, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, uniform setbacks, and deep rectangular-shaped lots.

## **24. Associated buildings, features, or objects**

Garage; Chicken House / Shed

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#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate  
Actual **1887**

Source of information: ***Longmont Ledger, August 12, 1887, p. 3.***

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **J.R. Thurmond (carpenter work); D.C. Donovan and Company (brick work).**

Source of information: ***Longmont Ledger, August 12, 1887, p. 3.***

28. Original owner: **S.D. Arms**

Source of information: ***Longmont Ledger, August 12, 1887, p. 2.***

**29. Construction History (include description and dates of major additions, alterations, or demolitions):**

The construction of this house for Mr. and Mrs. S.D. Arms was described in the August 12, 1887 edition of the *Longmont Ledger*:

**One of the most convenient and attractive brick cottages in Longmont in proportion to its size and cost is just receiving its finishing touches on Collyer Street...It is the home of Mr. and Mrs. S.D. Arms, and was planned and built for their special accommodation. It is a one story cottage containing five good sized rooms besides bath-room, pantry and two closets, with a nice cellar under the kitchen. The parlor, dining-room and the family bed-room are connected by wide folding doors. The rooms are ten feet from floor to ceiling, and all the doors and other woodwork are finished in oil. There is no paint on the inside. In the south-west corner of the parlor is a coal grate of neat pattern, and the water has been brought into the kitchen. The house fronts to the east, and is entered through a hall which is lighted by a small window of stained glass. Mr. J.R. Thurmond has done the carpenter work, while the contract for the brick work was filled by D.C. Donovan and Co. The *Ledger* congratulates Mr. and Mrs. Arms on the privilege of commencing housekeeping in such a beautiful and convenient little cottage of their own.**

Sanborn insurance maps also document that the house was in existence by 1890. The house was enlarged to the rear (west elevation) in the years between 1890 and 1895. The wrap-around front porch was added in the years between 1918 and 1930.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

### **35. Historical Background**

This brick cottage was constructed in 1887 as the residence for Mr. and Mrs. S. Dwight Arms. A professor, Arms was the first principal of Longmont's Presbyterian College which opened in 1885. The Arms family did not live here for long, however, as by 1892, the house at 437 Collyer was owned and occupied by William Y. and Ada M. Gregg. Longmont city directories list members of the Gregg family as living here through at least 1911. William Y. Gregg is listed as a "fruit-grower" in the 1892 directory; and Mrs. Ada M. Gregg appears at this address in the 1903-1904 directory, with her occupation given as "dressmaker." Ada M. Gregg was still living here in 1910-1911, but by that time she had gained employment at the Great Western Sugar Factory.

P.W. Watson purchased the property in the years between 1912 and 1914, and resided here for about a decade before selling the house to Rollin E. Bonner. In the early 1920s, a small secondary residence was built on the property, and according to the 1923 directory, was occupied by D.N. Dobbins.

Subsequent residents of 437 Collyer Street included: F.C. Eggers (late 1920s); Arthur W. Davis, a widower, (circa 1930-1945); Mrs. Anna M. Swanson (late 1940s-1950s); and Tony M. Bernal (early 1960s). Catarino and Mary B. Lagunas are the property's current owners (in 2002). Members of the Lagunas family have owned and lived here since the late 1960s.

### **36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

*Longmont Ledger*, August 12, 1887, p. 3.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated March 1918, June 1930, and May 1956.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes **xx**

No

Date of Designation: **1987**

38. **Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

**xx** 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **1887-1952**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance 1887-1952. The house is also architecturally significant, relative to National Register Criterion C for its representative expression of the Classic Cottage style of architecture. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places; however, it may be considered as a contributing resource within the boundaries of the East Side Historic District. The property was listed as a local landmark by the City of Longmont in 1987.

**43. Assessment of historic physical integrity related to significance:**

This house displays a relatively high level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. Additions to the rear of building probably date to the 1960s or earlier, and are not overly incompatible with the home's original construction. The garage and chicken house both date from the period of significance, and both display good integrity.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located within the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-20**

Frame(s): **31-36**

Negatives filed at:

**City of Longmont**

**Department of Community Development, Planning Division**

**Civic Center Complex**

**350 Kimbark Street**

**Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **August 2, 2002**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**